

# Westridge Tract D at Issaquah Highlands

## Pre-Application – Project Narrative

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### **Overview**

Westridge Tract D at Issaquah Highlands proposes 10 lots for single family residences and modest open space and recreation opportunities. The total area of the site is approximately 1.1 acres and is zoned Urban Village. The proposed neighborhood type is House and Garden. The proposed houses will be front loaded homes with one modified alley loaded home. Lots in Westridge Tract D will be range from 34 to 45 feet wide; homes are projected to be approximately 1900 to 2200 square feet.

A new neighborhood access woonef will connect the community to the existing Forest Ridge neighborhood. Four of the proposed homes will take access off of this proposed woonef. The remaining six homes will take access off of NE Falls Drive and 14<sup>th</sup> Place NE.

This previously cleared and graded site slopes down from southeast to northwest.

To the South is the existing residential community called Forest Ridge. To the West is a townhome community called Sunset Walk (separated vertically by a significant change in topography). To the North and East is the Avalon Wynhaven Apartments. Further to the East and up the hill along College Drive is Grand Ridge Elementary school.

### **Neighborhood Description**

Westridge Tract D at Issaquah Highlands will be designed as a House and Garden neighborhood. The traditional style front load home designs will downplay the prominence of the garage by entry, porch, and other elevation enhancing features. The corner lots are larger than interior lots to allow for expanded porches and additional architectural features. An open space tract featuring an overlook plaza will be located at the end of the woonef. This area will provide a community amenity for these 10 homes as well as the surrounding Issaquah Highlands community. This area will offer expansive views towards the Issaquah Valley, Cougar Mountain, Squak Mountain, and Lake Sammamish.

There will be a pedestrian corridor providing a mid-block connection from NE Falls Drive to the proposed woonef. This pedestrian corridor is proposed to be located between Lots 4 and 5. This pathway is envisioned as a “Neighborhood Walk” which is defined under Appendix T in the Issaquah Highlands Development Agreement. Lots 2-6 will have access to this pedestrian corridor, woonef, and open space through the use of rear yard gates. The proposed woonef will

be 18 feet of paving, providing a 9 foot travel lane in both directions. A 3 foot tree easement has been added to both edges of the woonerf to allow for street trees along the perimeter of the woonerf.

The community will embrace the House and Garden neighborhood style with unique architecture and quality craftsmanship. Westridge Tract D will be a pedestrian friendly community that will provide a welcome addition to the existing Issaquah Highlands surrounding neighborhood.